Construction Programme

Phase 1

Construction is progressing well. The blocks are more visible as the scaffolding has started to come down.

There has been a delay in the handover of the first homes in Block 3. The delay is due to adaptations work in a number of properties following medical assessments. It is now anticipated that both Block 3 and Block 25 will be handed over by June 2019. The completion of Block 5 still remains as February 2020.

Phase 2A

Demolition of Cormorant and Merlin towers is anticipated to start mid-2020 following the existing secure tenants move into their new homes in Phase 1 by February 2020.

Construction has started on Phase 2Ai (Railway Pub and Silver Birch Court site) where 82 new homes will be built for private sale. On the ground floor there will be a health centre, along with an energy centre which will provide heat and hot water for the entire new development.

Construction has also started on Phase 2Aii (previous Welcome Point Community Hall site) where the new youth centre will be built, completion is anticipated in spring 2020. Youth Services will then move in, allowing for the construction of (phase 2Aiii) the new community centre (Welcome Point replacement) and 82 new homes.

Search Housing Renewal, Alma Estate on www.enfield.gov.uk
Moving into your new home - Phase 1

Following the pre-allocation of the first homes in Phase 1, we have carried out a 'home swap' which helped some of the tenants to swap their homes within the phase.

If you are moving into Phase 1 and have a medical need but haven’t been assessed already, please visit the Curlew Office for someone to help you.

Phase 1 tenants have been invited to an Open Evening where they can meet us to ask questions and understand the process. At the Open Evening, you can find out more about the support we can offer to you during the move, your potential rent and service charges and how the estate management works.

The Rehousing Team will be available to answer any questions you have regarding the tenancy agreement and to discuss the sign up process on the day you receive your keys.

There has also been a site visit arranged for tenants in Phase 1 to see what the new homes look like.

Increase in Statutory Home Loss

From 1st October 2018 the Statutory Home Loss Payment has increased by £200 to £6,300. Following the increase the new total decant compensation is now £8,800 (breakdown as follows):

<table>
<thead>
<tr>
<th>Statutory home loss</th>
<th>£6,300</th>
</tr>
</thead>
<tbody>
<tr>
<td>Disturbance Allowance</td>
<td>£2,500</td>
</tr>
<tr>
<td>Total</td>
<td>£8,800</td>
</tr>
</tbody>
</table>

Any outstanding arrears on current and/or former rent accounts, court costs, or bailiff costs will be deducted from statutory home loss payments.

Rents and Service Charges

We have received some enquiries about the rents and service charges for the new homes. Currently, these are being worked up for Blocks 3 and 25 only.

We will write to you individually when these are set and confirm the exact amounts for the property you have been pre-allocated.

The new development is managed by an agent called Hallmark. Hallmark are responsible for the outside areas of your block. This will include the maintenance of the grounds, estate lighting and play area. Council Housing will manage and maintain other areas including CCTV, lifts, door entry system, the cleaning and caretaking of the block. All this is covered in one service charge to you.

Assisted moves

Letters were recently delivered to tenants who are due to move into blocks 3 and 25 regarding assisted moves. If you would like an assisted move, please come and speak to a member of the Decant Team at Curlew Office or contact us:

<table>
<thead>
<tr>
<th>Name</th>
<th>Email</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enkeleida Kajaci</td>
<td><a href="mailto:enkeleida.kajaci@enfield.gov.uk">enkeleida.kajaci@enfield.gov.uk</a></td>
<td>020 8379 4342</td>
</tr>
<tr>
<td>Melike Kenan</td>
<td><a href="mailto:melike.kenan@enfield.gov.uk">melike.kenan@enfield.gov.uk</a></td>
<td>020 8379 1639</td>
</tr>
<tr>
<td>Nafiisah Rajabally</td>
<td><a href="mailto:nafiisah.rajabally@enfield.gov.uk">nafiisah.rajabally@enfield.gov.uk</a></td>
<td>020 8379 2331</td>
</tr>
<tr>
<td>Pat Warren</td>
<td><a href="mailto:pat.warren@enfield.gov.uk">pat.warren@enfield.gov.uk</a></td>
<td>020 8379 4559</td>
</tr>
</tbody>
</table>
Leaseholders
We wrote to all leaseholders explaining the Compulsory Purchase of your property over the next year or so. For us to help you with the process (known as General Vesting Declaration-GVD), our agents, PEP your independent tenant and leaseholder advisor have recently written to you. We encourage you to make an appointment and talk to them if you haven’t already done so.

Commercial leaseholders
We are developing a plan on how we can support you and we will write to you over the coming months with more details.

If you have any questions regarding any of the above, please email propertyacquisitions@enfield.gov.uk or call the Buyback Team on tel: 020 8379 4828.

PEP Your Independent Tenant and Leasehold Advisor
In the interest of continuity for Alma residents, PEP’s contract has been extended until Phase 1 handovers are complete next year. To use their service, you can get in touch with Chris McConnachie, tel: 0300 008 0015 (low cost rate call), mobile: 07730 624344 and email chris.m@pep.org.uk

Yeni konutlarına taşınma yardımcı, tazminatlar, Energetik, isınma, tamiratlar, anti sosyal davranış, sağlık ve güvenlik, kentsel dönüşüm süreci ve aşamaları hakkında bilgi sahibi olmak, veya herhangi bir konuda düşünme ve endişelerinizi paylaşımcı istiyorsanız bizimle temas kurunuz.

Her Çarşamba
10:00 - 15:00

Alma residents Association
100 South Street
Ev ziyareti ve görüşme düzenlememiz için İsmail Mehmet ile iletişim kurarak randevu alınız,

Mobile: 07757 400346
Email: ism.mehmet@hotmail.co.uk
Gelin endişe ve sorunlarınızı görüşelim.

Energetik
Energetik is the heating and hot water supplier for homes on the new Alma.

For more information about Energetik we have included an additional information leaflet with the Alma Information Update.

www.energetik.london
A new exciting Housing initiative which we have recently started is the Property MOT Team

What is it?

- A dedicated team of 6 directly employed professionals taking a proactive approach to repairs and the safety in your home.

What do they do?

- The team will visit properties, carry out a stock survey to inform future major work projects, carry out any small or Health & Safety related repairs and raise any larger repairs, to be done at a later date. They will also offer advice re condensation or other repair related issues.
- The team can be used to assist with problem cases, aged complaints or emergency leaks, blockages or other health and safety issues.
- The team can be deployed within minutes to anywhere across the borough if the repairs contractors have no capacity.

Benefits

- Valuable contact with our residents
- Improved customer satisfaction
- Quick fix of the types of faults that have a direct affect on the lives of residents
- Identification of vulnerable residents, subletting, overcrowding, hoarding and possible mental health issues

Did tenants like what we have done?

Following the initial visits made to 41 properties on the Alma Estate at the beginning of March, a follow up phone survey was carried out to ask tenants for their views. Quote from resident of Alma Road:

“This is a brilliant idea, I was very happy with the service. As English isn’t my parents first language, it was better that they could show the operatives the problems. They explained everything they were doing and put my parents at ease. They were full of praise for the workmen.”

Cllr. Doug Taylor
Tel: 020 8379 4115
cllr.doug.taylor@enfield.gov.uk

Cllr. Ayfer Orhan
Tel: 020 8379 2656
cllr.ayfer.orhan@enfield.gov.uk

Cllr. Susan Erbil
Tel: 020 8379 2066
cllr.susan.erbil@enfield.gov.uk

Denise Ormsby, Neighbourhood Officer
Denise is based at the Curlew Office on a Wednesday and Friday.
Contact: tel: 020 8379 6438
e-mail: denise.ormsby@enfield.gov.uk